

DEDICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT S.R.S. INVESTMENTS, INC., A FLORIDA CORPORATION, AND COURTYARD SHOPS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND WELLCORP I, INC. A FLORIDA CORPORATION OWNERS OF THE LAND SHOWN HEREON AS COURTYARD SHOPS AT WELLINGTON, WELLINGTON P.U.D., A REPLAT OF TRACT B OF SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

TRACT B OF SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO WELLINGTON CORPORATE CENTER PROPERTY OWNER'S ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON CORPORATE CENTER PROPERTY OWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

CORPORATE CENTER WAY, THE 40.0 FEET ROADWAY, IS FOR ACCESS, UTILITIES, DRAINAGE, WATER AND SEWER PURPOSES AS SHOWN HEREON, AND IS HEREBY DEDICATED TO WELLINGTON CORPORATE CENTER PROPERTY OWNER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON CORPORATE CENTER PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE WATER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER SYSTEMS AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LANDSCAPE TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON CORPORATE CENTER PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE SAFE SIGHT EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT OF WAY AT WELLINGTON TRACE AND GREENVIEW SHORES BOULEVARD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PROPER PURPOSES.

IN WITNESS WHEREOF, HIGIER WELLINGTON TWO, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF COURTYARD SHOPS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE CORPORATE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 DAY OF April 1990.

COURTYARD SHOPS ASSOCIATES, LTD.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: HIGIER WELLINGTON TWO, INC.,  
A FLORIDA CORPORATION  
GENERAL PARTNER

ATTEST: Dan Jones  
DAN LOVETT,  
VICE-PRESIDENT

IN WITNESS WHEREOF, S.R.S. INVESTMENTS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF April 1990.

S.R.S. INVESTMENTS, INC.  
A FLORIDA CORPORATION

ATTEST: Bruce A. Rendina  
BRUCE A. RENDINA  
VICE-PRESIDENT

IN WITNESS WHEREOF, WELLCORP I, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF April 1990.

WELLCORP I, INC.  
A FLORIDA CORPORATION

ATTEST: Donald A. Sands  
DONALD A. SANDS  
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GERALD M. HIGIER AND DAN LOVETT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF HIGIER WELLINGTON TWO, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER IN COURTYARD SHOPS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER IN SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF April 1990.

MY COMMISSION EXPIRES: 1-6-94

ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DONALD A. SANDS AND BRUCE A. RENDINA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF S.R.S. INVESTMENTS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF April 1990.

MY COMMISSION EXPIRES: 8-29-90

ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED BRUCE A. RENDINA AND DONALD A. SANDS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF WELLCORP I, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF April 1990.

MY COMMISSION EXPIRES: 8-29-90

MORTGAGEE'S CONSENT

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6236, PAGE 1051, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS Vice President AND ATTESTED TO BY ITS Ass't Secretary AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF April 1990.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY  
A WISCONSIN CORPORATION  
LICENSED TO DO BUSINESS IN  
THE STATE OF FLORIDA

ATTEST: Patricia A. Zimmermann, Ass't Secretary  
Eugene R. Skaggs, Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE )

BEFORE ME PERSONALLY APPEARED EUGENE R. SKAGGS AND Patricia A. Zimmermann, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Ass't Secretary of THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, A WISCONSIN CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April 1990.

MY COMMISSION EXPIRES: January 26, 1992

MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE OR ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2252, PAGE 452, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF April 1990.

HOLLYWOOD FEDERAL SAVINGS  
AND LOAN ASSOCIATION, INC.  
A FLORIDA CORPORATION

ATTEST: Charles W. ... Wayne ...

ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Wayne ... and Charles W. ... TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V. President and V. President of HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF April 1990.

MY COMMISSION EXPIRES: 7-12-93

TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF DADE )

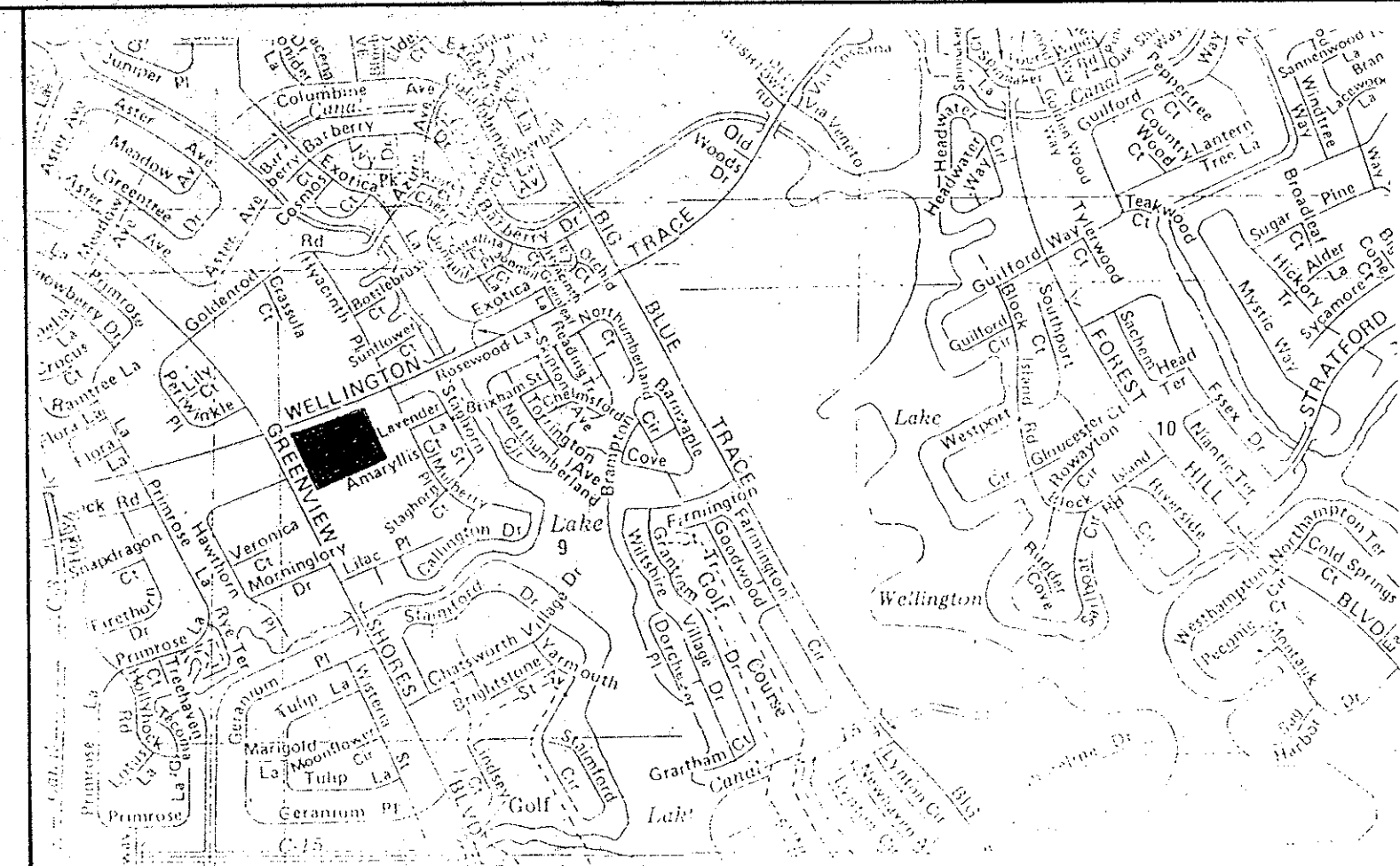
I, JOHN COSTANTINO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN COURTYARD SHOPS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND S.R.S. INVESTMENTS, INC., A FLORIDA CORPORATION AND WELLCORP I, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: April 5, 1990 BY: John Costantino

JOHN COSTANTINO  
ATTORNEY AT LAW

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., SUITE 105, 2560 R.C.A. BLVD., PALM BEACH GARDENS, FLORIDA 33410

COURTYARD SHOPS AT WELLINGTON  
WELLINGTON P.U.D.  
A REPLAT OF TRACT B OF SUGAR POND MANOR OF WELLINGTON  
AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32 OF  
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN SECTION 9, TWP. 44 S., RGE. 41 E.,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2  
NOVEMBER 1989



LOCATION MAP

169  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 2:07 PM  
this 30th day of May  
1990, and duly recorded in Plat Book No.  
65 on page 169 & 170  
JOHN B. DUNKLE, Clerk Circuit Court  
Barbara A. Platt, D.C.

LAND USE (ZONING PETITION NO. 86-32G)

LOT A	1.02 Ac.
LOT B	1.405 Ac.
LOT C	1.405 Ac.
LOT D	1.17 Ac.
LOT E	18.09 Ac.
CORPORATE CENTER WAY	0.89 Ac.
LANDSCAPE TRACT	0.11 Ac.
TOTAL AREA	24.09 Ac.
	COMMERCIAL

APPROVALS  
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF May 1990  
BY: Carol Elmqvist  
CAROL ELMQUIST, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY: Julie Oswald  
DEPUTY CLERK  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF May 1990  
BY: Herbert F. Kahlert, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES  
■ = DENOTES PERMANENT REFERENCE MONUMENT  
D.E. = DENOTES DRAINAGE EASEMENT  
M.E. = DENOTES MAINTENANCE EASEMENT  
L.A.E. = LIMITED ACCESS EASEMENT

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D. THE EASTERLY LINE OF TRACT B IS ASSUMED TO BEAR SOUTH 25°38'57" EAST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON WATER OR SEWER EASEMENTS.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

SURVEYOR'S CERTIFICATE  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 4-11-90 BY: Nick Miller  
NICK MILLER, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3888

0332-089  
DATE NOV. 1989  
DRAWN BY: Nick Miller  
CHK: Planning & Development Consultants  
COURTYARD SHOPS AT WELLINGTON  
2560 RCA Blvd. • Suite 105  
Palm Beach Gardens, Florida 33410 (407) 627-5200  
DRAWING NUMBER: 89059A

TAB 727  
SUBDIVISION: COURTYARD SHOPS AT WELLINGTON  
BOOK 65  
FLOOD ZONE B  
GUAD # 77  
SE 80332  
ZIP CODE 33414  
PUD NAME: WELLINGTON P.U.D.

Notary seals for: HIGIER WELLINGTON II, INC.; S.R.S. INVESTMENTS, INC.; WELLCORP I, INC.; THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY; HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, INC.; COUNTY COMMISSIONER; CLERK OF THE CIRCUIT COURT; COUNTY ENGINEER; SURVEYOR.